

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: MAITLAND OAKS PROFESSIONAL OFFICE SITE PLAN
MODIFICATION IN THE OFFICE PROFESSIONAL AND
RESIDENTIAL PROFESSIONAL ZONING DISTRICTS

DEPARTMENT: Planning & Development **DIVISION:** Development Review

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Rebecca Hammock **EXT.** 7438

Agenda Date 01/11/05 **Regular** ☒ **Consent** ☐ **Work Session** ☐ **Briefing** ☐
Public Hearing – 1:30 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the revised site plan subject to the conditions contained in Development Order # 90-0455, for Maitland Oaks Professional Office zoned Office Professional (OP) and Residential Professional (RP), located on the east side of Maitland Avenue, south of Florida Haven Drive and north of Lake Shore Drive in Section 24, Township 21 South, Range 29 East, Bishop and Bertot Dev. LLC., applicant.

District 4 – Henley (Rebecca Hammock, Principal Planner)

BACKGROUND:

At its meeting of June 18, 1990, the Board of County Commissioners rezoned the western 250' of 2.6 acres of land located on the east side of Maitland Avenue, south of Oranole Road to Office Professional. Development Order #90-0455 was then recorded, which incorporated the conditions of approval for the rezoning. Attached is a reduced copy of the site plan that was approved with the rezoning. The original site plan proposed a unified development of the entire 2.6 acres with two single story office buildings and one two-story office building for a total of 26, 276 sq. ft. of office space.

The subject of this request is 1.98 acres of the original 2.6 acres rezoned in 1990 described above. The other .62 acres was previously developed as a 5,232 square foot dental office and was approved on August 8, 2000 by the BCC for a site plan modification. Since the proposed plan for Maitland Oaks Professional Office is substantially different from the originally approved site plan from 1990, Board review is required per SCLDC Sec. 30.631 and Sec. 30.672 as it was for the previous modification for the dentist office. The Maitland Oaks Professional Office will be reviewed by the Planning & Zoning Board on January 5, 2005.

Reviewed by:	<u>RR</u>
Co Atty:	<u>RR</u>
DFS:	<u> </u>
Other:	<u> </u>
DCM:	<u> </u>
CM:	<u> </u>
File No. <u>rpdd01</u>	

The site plan for Maitland Oaks Professional Office proposes a 13,000 sq. ft., one-story medical office building. The medical office will have shared access from Maitland Avenue with the existing dentist office directly to the north. The proposed site plan retains 25% of the existing trees on site and Active/Passive Buffers are required adjacent to residential development along the north, south and east property lines.

The proposed site plan complies with the development order and the Seminole County Land Development Code.

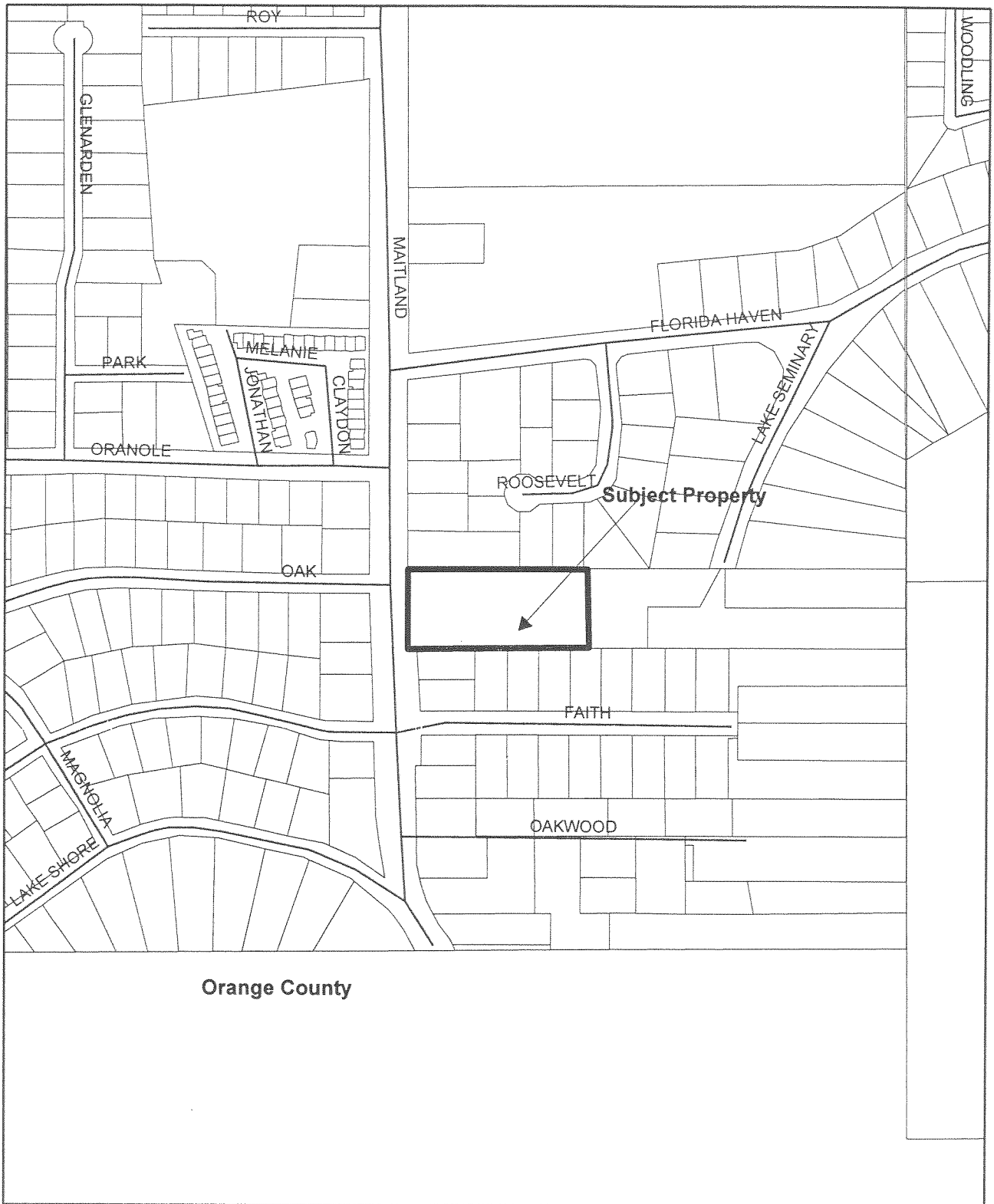
STAFF RECOMMENDATION:

Staff recommends approval of the Maitland Oaks Professional Office site plan modification subject to the approved Development Order, # 90-0455.

District: 4

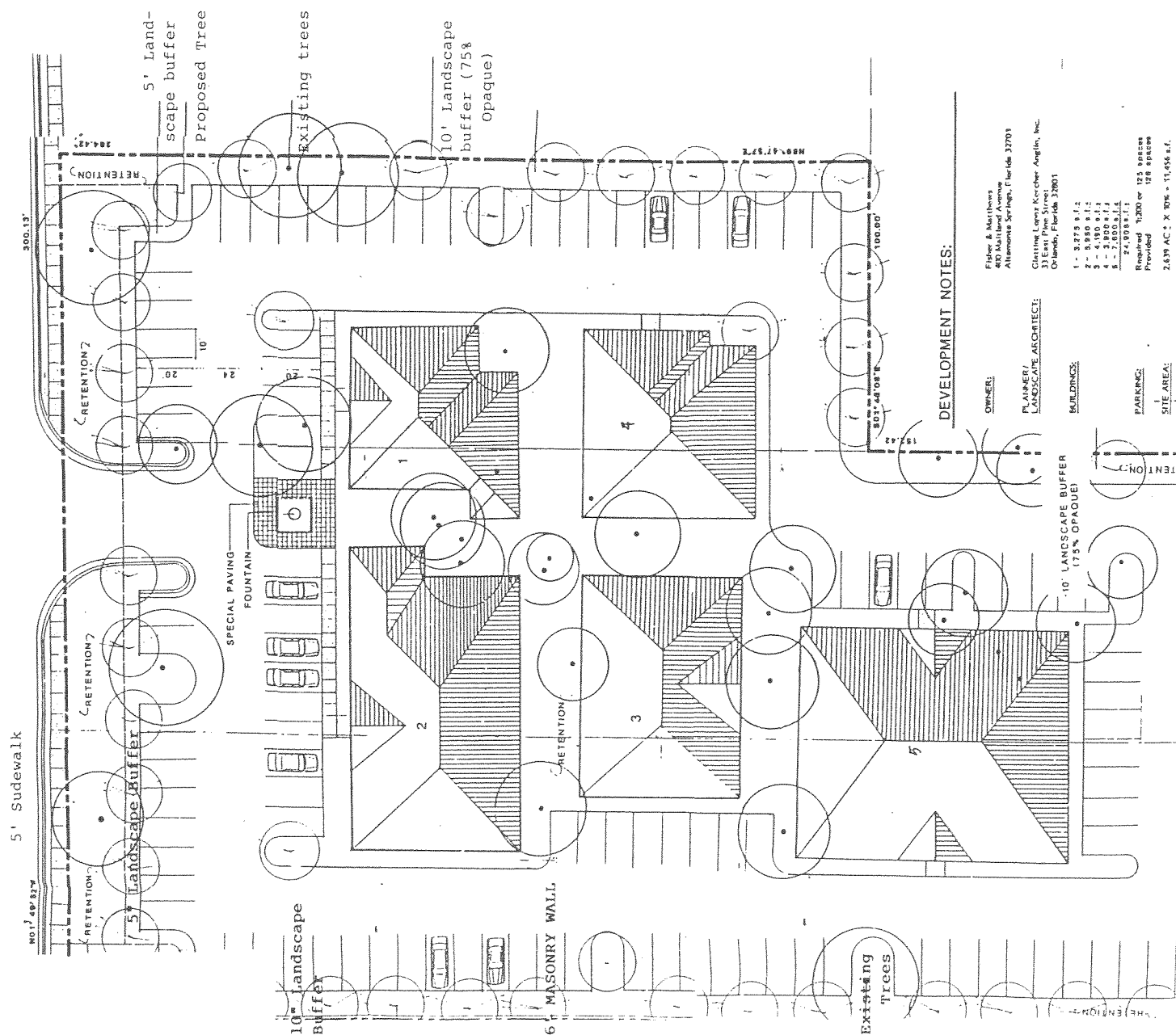
Attachments: Location Map
Previously Approved Site Plan
Proposed Site Plan

LOCATION MAP



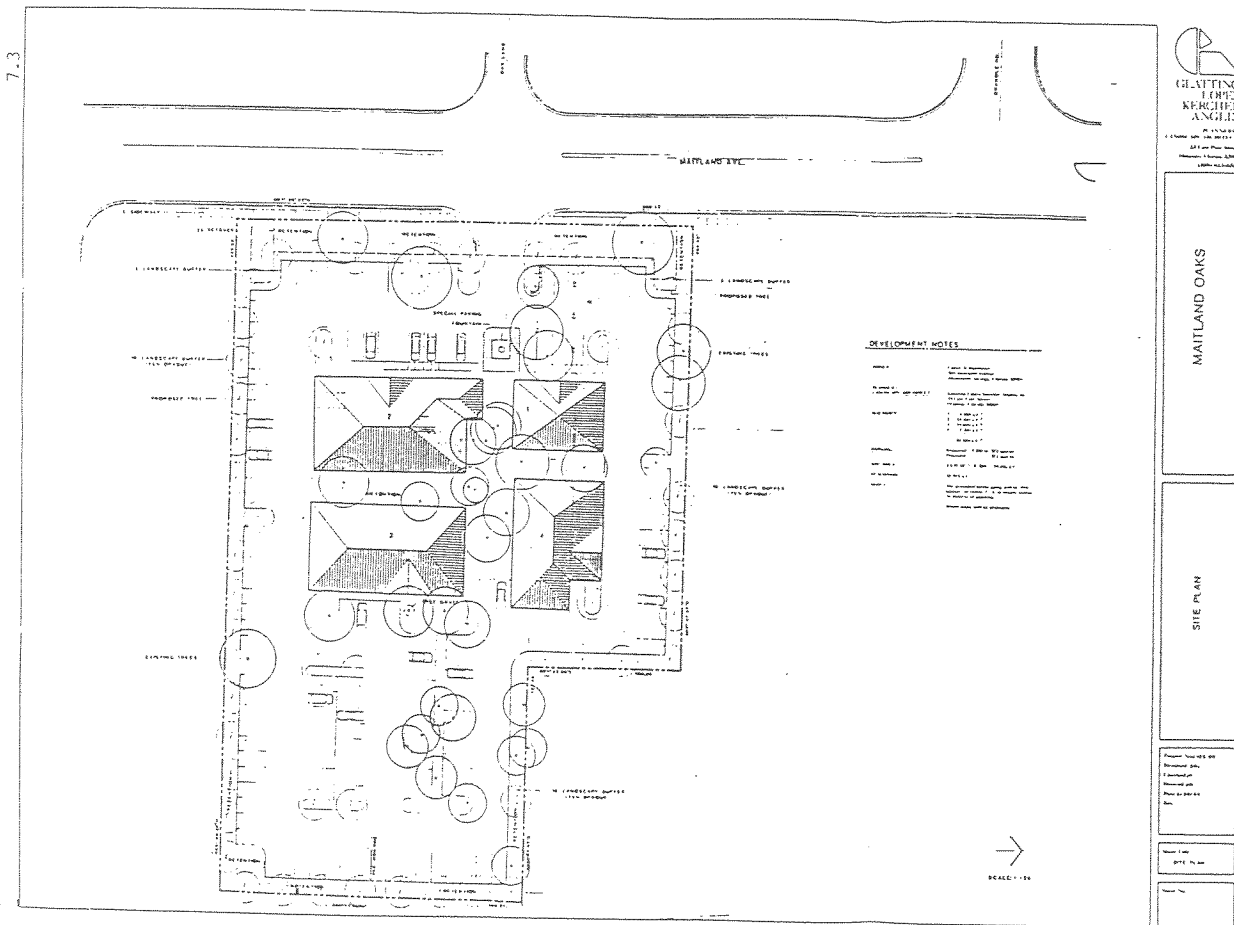
***Maitland Oaks Professional Office
Site Plan***

MAITLAND OAKS

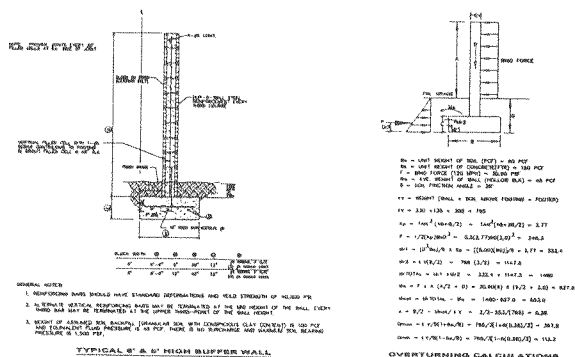
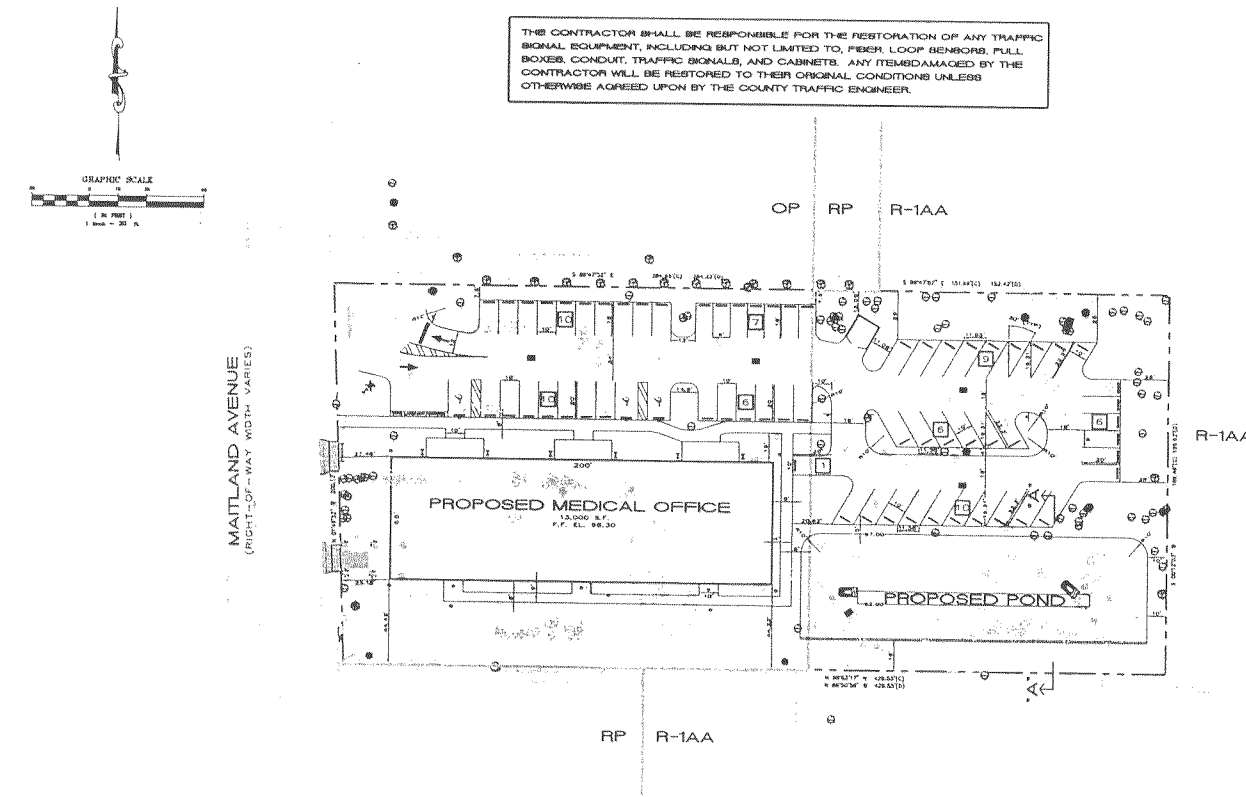


PREVIOUSLY APPROVED SITE PLAN

MAITLAND OAKS



NEW SITE PLAN



- | | |
|---|---|
| | SITE LEGEND |
|  | HANDICAP PARKING |
|  | PROPOSED DRAINAGE INLET |
|  | PROPOSED CURB |
|  | SITE BOUNDARY LINE |
|  | EXISTING EASEMENT (DEPICTED ON PLAN) |
|  | PROPOSED EASEMENT (DEPICTED ON PLAN) |
|  | CENTER LINE OF ROAD |
|  | EXISTING EDGE OF PAVEMENT |
| TYPE | TYPICAL |
| HD | HANDICAP |
|  | NO OF PARKING SPACES |
| S/W | SIDEWALK |
| RS' | 5' RADIUS |
| L.F. | LINEAR FEET |
| S.F. | SQUARE FEET |
| B.O.C. | BACK OF CURB |
|  | PROPOSED CONCRETE PAVEMENT (SEE DETAIL) |




TYPICAL PARKING SPACE SHALL BE STRIPED WITH
4" WHITE STRIPING.

ALL RADII SHALL BE 3' UNLESS
OTHERWISE NOTED

KEY NOTES:

1. PROPOSED 8" HIGH MASONRY DUMPSITER ENCLOSURE (SEE DETAIL)
2. PROPOSED HANDICAP SPACE (TYP) (SEE DETAIL)
3. PROPOSED HANDICAP SIGN (TYP-3) (SEE DETAIL)
4. PROPOSED CONCRETE WHEELSTOP (TYP) (SEE DETAIL)
5. PROPOSED CONCRETE PAVEMENT (TYP) (SEE DETAIL)
6. EXISTING CONCRETE DRIVEWAY
7. EXISTING CONCRETE DRIVEWAY TO BE REMOVED AS SHOWN
8. REPLACE EXISTING CURB WITH NEW FOOT TYPE "F" CURB AND WALK (SEE DETAIL)
9. REMOVE EXISTING CURB TO NEAREST JOINT
10. PROPOSED SIDEWALK IN AREA OF DEMOLISHED DRIVEWAY (REPLACE UP TO NEAREST JOINT IN EXISTING SIDEWALK) (4' DETAIL, SHEET C-6)
11. FILL AND SOFT IN AREA BETWEEN PROPOSED CURB AND WALK AND PROPOSED SIDEWALK (GRADE TO BE EVEN WITH CURB AND SIDEWALK)
12. PROPOSED 6" HIGH MASONRY WALL ALONG ENTIRE EASTERN P.S. (JOG AROUND EXISTING TREES IF NECESSARY)
13. PROPOSED 8" HIGH MASONRY WALL (SEE DETAIL) (JOG AROUND EXISTING TREES IF NECESSARY)
13. END WALL
14. PROPOSED 41'-1" AND 24" WIDE THERMOPLASTIC STOP BAR (SEE DETAIL)
15. PROPOSED STRIPING PER FOOT MEET 17246, SHEET A OF 13
16. PROPOSED 30'X20' FIRE LANE WITH FIRE LANE STRIPING PER SEMI-CODE CITY STANDARD
17. RELOCATE EXISTING POWER POLE (RECYCLE BENEFICIAL)
18. RELOCATE EXISTING TELEPHONE POLE IF NECESSARY (COORDINATE WITH UTILITY COMPANY)
19. EXISTING 3" WIDE CONCREE SIDEWALK
20. CONNECT TO EXISTING SIDEWALK
21. PROPOSED SIDEWALK AT BUILDING (FLUSH) (SEE DETAIL, SHEET C-5)
22. PROPOSED SIDEWALK AT BUILDING (NOT FLUSH) (SEE DETAIL, SHEET C-5)
23. PROPOSED CONCREE SIDEWALK (SEE DETAIL, SHEET C-4)
24. PROPOSED 20'-1" (SEE DETAIL)
25. PROPOSED 2'-1" HIGH RETAINING WALL WITH INTERLOCKING BLOCKS (SEE DETAIL)

SIGN LEGEND

NO.	TEXT	SYMBOL	SIZE
R1-1	STOP		30"x30"
R3-1	NO RIGHT TURN		24"x24"
R5-1	DO NOT ENTER		30"x30"
R6-1	ONE WAY	(SEE INDEX)	30"x12"
R3-2	LEFT LANE MUST TURN LEFT	(SEE INDEX)	30"x30"

ALL SIGNS SHALL CONFORM w/ T.O. 1, MANUAL ON
UNIFORM TRAFFIC CONTROL DEVICES.

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING
ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS
PER CHAPTER 214.23.002 FLORIDA ADMINISTRATIVE CODE.

MITCH COLONY, P.E.# 64608, STATE OF FLORIDA

DATE _____

[illegible]

SITE LAYOUT PLAN
FOR
MAITLAND OAKS
PROFESSIONAL CENTER
SEMIHOLE COUNTY, FLORIDA
640 MAITLAND AVE

AMTROL BOLLING, PC, INC.
137 E NEW ENGLAND AVE., SUITE 250
WINTER PARK, FL 32789
PHONE: (407) 829-8080
FAX: (407) 829-8088

Drawn by:	M. C.
Checked by:	M. C.
DATE	6-01-04
SCALE	1" = 30'
JOB NO.	240-016
SHEET NO:	C-1
of 3 SHEETS	

NEW SITE PLAN

MAITLAND AVENUE
(RIGHT-OF-WAY WIDTH VARIES)

